

August 27, 2010

CLERK, U.S. BANKRUPTCY COURT
EASTERN DISTRICT OF CALIFORNIA

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UNITED STATES BANKRUPTCY COURT

EASTERN DISTRICT OF CALIFORNIA

In re

Bk. No. 10-32926-A-7

SVETLANA A. KARPUKHINA

Motion No. PPR-1

CHAPTER 7

Debtor.

Hearing-

Date : August 23, 2010

Time : 9:00 a.m.

Place : U.S. Bankruptcy Court

501 I Street

Sacramento, CA

Courtroom 28 Dept. A

Judge: Michael S. McManus

JOHN R. ROBERTS,

Trustee,

_____/

ORDER FOR RELIEF FROM AUTOMATIC STAY

It appearing that neither the Debtor nor the Chapter 7 Trustee has any opposition to Secured Creditor's Motion for Relief from Automatic Stay, and with good cause appearing therefore, the Court makes its Order as follows:

IT IS HEREBY ORDERED that the Automatic Stay in the above-entitled Bankruptcy proceeding is immediately vacated and extinguished as to U.S. Bank, N.A., its assignees and/or successors in interest ("Secured Creditor" herein), and Secured Creditor, its assignees and/or successors in interest may proceed with foreclosure of the subject Property

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1 generally described as **6208 Melrose Drive, North Highlands California**, pursuant to
2 applicable statutory law, and thereafter commence any action necessary to obtain complete
3 possession thereof.

4 IT IS FURTHER ORDERED that entry of this order shall be deemed to
5 constitute relief from the automatic stay as to any interest the Chapter 7 Trustee may have in the
6 subject Property.

7 IT IS FURTHER ORDERED that, because it appears the value of the collateral
8 does not exceed Secured Creditor's claim, Secured Creditor is not awarded attorneys' fees and
9 costs for the Motion.

10 IT IS FURTHER ORDERED that the provisions of California Civil Code
11 §2924g(d) run concurrently with Bankruptcy Rule 4001(a)(3) and Bankruptcy Rule 4001(a)(3)
12 is not waived.

13 IT IS FURTHER ORDERED that this bankruptcy proceeding has been finalized
14 for purposes of Cal. Civil Code Section 2923.5 and the enforcement of the note and deed of trust
15 described in the motion against the subject real property. Further, upon entry of this order
16 granting relief from the automatic stay, the movant and its successors, assigns, principals, and
17 agents shall comply with Cal. Civil Code Section 2923.52 et seq., the California Foreclosure
18 Prevention Act, to the extent it is otherwise applicable.
19

20 Dated: August 27, 2010

By the Court

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23 Michael S. McManus
24 United States Bankruptcy Judge
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